

**TRANSFER  
TAX  
PAID**

**FORECLOSURE DEED**

Doc # 2009029469  
Book 10239 Page 0271  
Received Kennebec SS.  
10/13/2009 8:02AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

48-129

KNOW ALL BY THESE PRESENTS, that Aurora Loan Services LLC with a mailing address of 2617 College Park Drive, Scottsbluff, NE 69361 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto, Aurora Loan Services LLC with a mailing address of 2617 College Park Drive, Scottsbluff, NE 69361 (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 16 West Street, Waterville, in the County of Kennebec, and State of Maine, as more fully described in Exhibit A, attached hereto, and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Marc H. Luther, dated April 27, 2007, and recorded in the Kennebec County Registry of Deeds Book 9331, Page 23, assignment to Plaintiff dated July 09, 2008, and recorded in said Registry in Book 9804, Page 0156, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A ss 6321 et seq. in Kennebec District Court, Docket No. RE-08-143, entitled Aurora Loan Services LLC vs. Marc H. Luther. Pursuant to applicable Maine law, a public auction of the property was held on July 13, 2009, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgment, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said Aurora Loan Services LLC, has caused these presents to be signed and sealed this 21 day of Aug, 2009.

Aurora Loan Services LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

CHERYL MARCHANT

VICE PRESIDENT

State of IN  
County of Marion

Personally appeared before me this 21 day of Aug, 2009,  
Cheryl Marchant, in his/her aforesaid capacity, and acknowledged the foregoing to be her free act and deed, and the free act and deed of said Aurora Loan Services LLC.

David A. Davis  
Notary Public  
Seal

State of Indiana

My Commission Expires Aug 19, 2016

Notary Public:

My Commission Expires:

(3) Home, Inc.

## EXHIBIT A

That certain lot or parcel of land, together with buildings and improvements thereon, situated in Waterville, County of Kennebec, State of Maine, and more particularly bounded and described in a deed from Bruce Dearborn to Sally L. Luther, dated January 6, 1993 and recorded in Kennebec County Registry of Deeds, Book 4320, Page 214, as follows:

Beginning in the westerly line of West Street in said city at a granite monument eighty-five and one tenth (85.1) feet southerly from the intersection of the westerly line of West Street with the southerly line of Gilman Street, measuring in said westerly line;

thence westerly at right angles with the westerly line of West Street, ninety-seven and five tenths (97.5) feet to a granite monument;

thence southerly and parallel with the westerly line of West Street, seventy (70) feet to a granite monument;

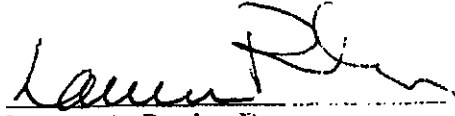
thence easterly at right angles with said westerly line of West Street, ninety-seven and five tenths (97.5) feet to a granite monument in said westerly line of West Street;

thence northerly in said westerly line of West Street, seventy (70) feet to the point begun at, being lot numbered twenty-two (22) on a plan of Gilman Field, so-called, made for Waterville Land Company by John H. Burleigh, C.E., June 12, 1905, this conveyance is made upon the express condition that no building other than a private dwelling house, private stable and their appurtenances, (said dwelling house, when fully completed, including plumbing and heating apparatus, to cost not less than twenty five hundred dollars (\$2,500.00) shall be erected upon the above premises, and that no part of any building, including piazza, porticos and bay windows, but not including door steps, shall be erected nearer to the westerly line of West Street than fifteen (15) feet.

For Title Reference See Deed Dated 8/26/02 and Recorded 8/20/02 in Book 7025 at Page 283.

WHL

Before this day personally appeared Lauren A. Roche, Esquire, who being Duly Sworn deposes and says that this is to certify that on June 12, 2009, June 19, 2009, and June 26, 2009, Notice of Public Sale of Real Estate, Aurora Loan Services LLC vs. Marc H. Luther, Docket No. RE-08-143, was inserted in the Kennebec Journal, a weekly newspaper circulated in Kennebec County.

  
Lauren A. Roche, Esq.

Sworn to and subscribed before me this 8<sup>th</sup> day of October A.D., 2009.

  
Notary Public

**NOTICE OF PUBLIC SALE OF REAL ESTATE**  
By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on March 5, 2009, in Civil Action, Docket No. RE-08-143 brought by Aurora Loan Services LLC against Marc H. Luther for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 8331, Page 23, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on July 13, 2009 at 11:00 AM at the law office of Samuel Sherry, Esquire, located at 41 Bates Street, Portland, ME 04103, all and singular the premises described in said mortgage and being a certain lot of land with the buildings thereon, situated in the town of Waterville, County of Kennebec, and State of Maine, described in said mortgage as being located at 16 W Street.  
**TERMS OF SALE:** By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on March 5, 2009, in Civil Action, Docket No. RE-08-143 brought by Aurora Loan Services LLC against Marc H. Luther for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 8331, Page 23, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on July 13, 2009 at 11:00 AM at the law office of Samuel Sherry, Esquire, located at 41 Bates Street.

Portland, ME 04103, all and singular the premises described in said mortgage and being a certain lot of land with the buildings thereon, situated in the town of Waterville, County of Kennebec, and State of Maine, described in said mortgage as being located at 16 W Street.  
Dated: June 3, 2009, S/ John A. Doonan, Esq., Bar No. 3250, Lauren A. Roche, Esq., Bar No. 4181, Attorney for Aurora Loan Services LLC, Doonan, Graves & Longoria, LLC, 100 Cummings Center, Suite 225D, Beverly, Massachusetts 01915, (978) 921-2670(6205.41/Luther)(06/12/09, 06/19/09, 06/26/09)(156885)

